

FARMINGTON CITY COUNCIL MEETING

August 15, 2017

WORK SESSION

Present: Mayor Jim Talbot; Councilmembers John Bilton, Doug Anderson, Brigham Mellor, Brett Anderson (via phone); City Manager Dave Millheim, Community Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell and City Recorder Holly Gadd

Excused: Councilmember Cory Ritz

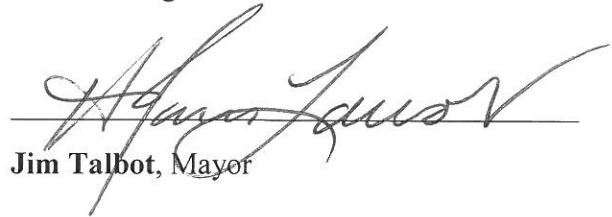
CLOSED SESSION

Motion:

At 6:40 p.m., **John Bilton** made a motion to go into a closed meeting for purpose of property acquisition. **Brigham Mellor** seconded the motion which was unanimously approved.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Jim Talbot, Mayor

Motion:

At 7:05 p.m., a motion to reconvene into an open meeting was made by **John Bilton**. The motion was seconded by **Doug Anderson** which was unanimously approved.

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers John Bilton, Doug Anderson, Brigham Mellor, Brett Anderson (via phone); City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Councilmember Cory Ritz

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:11 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by Councilmember **John Bilton** and the Pledge of Allegiance was led by Clayton Young of Boy Scout Troop 1114.

PUBLIC HEARINGS:

North Station Development Agreement and Project Master Plan for Chartwell Capital Partners

City Development Director **David Petersen** provided an overview of the North Station Development Agreement and Project Master Plan for Chartwell Capital Partners and some background information regarding similar agreements. He noted that the vision for the project is a unique office park that fits in a suburban setting providing both office space and housing. To accomplish this, the developer may use the Section 140 approval process to ask for a zone text amendment for a specific area without rezoning the entire 260 acre property. Because the Section 140 approval process is a legislative act, it allows the City Council to look at each proposed project and how it fits into the previously approved small area master plan. The Section 140 approval process requires a Project Master Plan to be approved and attached to the development agreement.

David Petersen stated that Chartwell is ready to move forward with development. City staff met with them to review plans and asked that they pare down the Project Master Plan to attach to the action being proposed for approval.

City Manager **Dave Millheim** acknowledged that Councilmembers and Stakeholders want to see the totality of the project, but it is difficult to plan such a large development at once when the site plan applications will come in phases. By approving the Small Area Master Plan, the developer can move forward. They will still be required to obtain approval on individual applications from the Planning Commission and the City Council if they deviate from the plan. The City is requiring details in the Project Master Plan so that it forms the guiding principles for development and related approval.

Councilmember **Doug Anderson** noted concerns regarding high density housing proposed as 40% of the development. David Peterson noted that housing is an intrinsic part of the development. Councilmember **Brigham Mellor** shared that multi-family housing as a percentage of per capita housing in the City is quite low because of the growth in single family homes.

Ken Stuart, Farmington, representing Chartwell Capital noted that during the planning charrette the property in question was overlaid on a graphic of Salt Lake City's Central Business district and the Farmington property stretched from Temple Square to 2100 South between the Vivint Arena and 500 East; it is a large piece of property to be developed. Chartwell owns 3.9 Million square feet of the property and office space is not feasible for the entire development. Housing will be located North of Haight's Creek. This area has no freeway exposure and would not be a

good fit for the office park. Medium density housing is the highest and best use for the property. **Ken Stuart** noted that the project needs to generate revenue after incurring expenses related to the planning charrette and engineering costs. As there is some uncertainty with the West Davis Corridor and where the Shephard Lane Interchange will be built, housing can be built now while office space and commercial development will have to wait until streets are established with a defined connection to the Interstate/West Davis Corridor.

Mayor Jim Talbot opened the public hearing at 7:43 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

Jim Talbot asked that the Council utilize the time for discussion prior to a vote. He noted that the Planning Commission unanimously approved the North Station Development Agreement and Project Master Plan.

John Bilton noted that there were several typos in the packet, that the incorrect date was indicated (should be May of 2017, not May of 2016). He also expressed concern regarding the sentence on Page 16-North Station PMP which states “All major road infrastructure will be designed and installed by Farmington City in conjunction with UDOT.” **John Bilton** expressed the need for further clarity. **David Petersen** noted that this section of the Plan is referencing the arterial linkage road. He suggested that the words “or caused to be designed and installed by Farmington City” be added. This would allow the City to cause the developer to pay their project share.

Dave Millheim offered that a sentence be added: “This is defined only as it relates to the arterial linkage road associated with the Shephard Lane Interchange.” He noted that the City does not want to approve a PMP that would contractually obligate the City to build a road.

John Bilton said that this has been a long process, working with developers, third party consultants and other stakeholders. Efforts have included an economic study and planning sessions with property owners. The Council is not approving any buildings or housing or zoning with this action, but is approving a process to move forward with development.

Jim Talbot noted that Station Park took years to plan and develop because the process was methodical. A similar process is in place for remaining development in the City.

Brigham Mellor shared that he rides along the D&RG trail on the way to work and appreciates the beautiful landscape, but recognizes that property owners have the right to develop. The property is already zoned OMU and considering that population along the Wasatch Front will double by 2040, the City needs to plan for growth and not be haphazard with decision-making. Stakeholders have evaluated the highest and best use for the property, and have planned for housing needs, water runoff, job growth, etc. This action is not approving buildings, but is allowing the development to proceed in a very good market. Councilmember **Brett Anderson** expressed agreement with **Brigham Mellor**’s comments.

Motion:

Doug Anderson moved that the City Council approve the development agreement and project master plan related thereto, subject to all applicable Farmington City development standards and ordinances; including Findings for Approval 1-11; and noting that miscellaneous typos within the document need correction, including dates on the front page, and with the addition of the following sentence on Page 16 of the PMP “This is defined only as it relates to the arterial linkage road associated with the Shephard Lane Interchange and the development must pay for its proportionate share.”

Brigham Mellor seconded the motion which was approved unanimously.

Findings for Approval

1. The development agreement does not grant vesting for the project, rather it allows for the developer to propose sub-PMPs for portions of their property that are less than 25 acres, which the Zoning Ordinance currently does not allow.
2. At the time when sub-PMPs are proposed, the City has a significant amount of discretion as PMPs are legislative decisions; this development agreement gives the City the opportunity to review those applications, which would otherwise not be allowed.
3. The proposed North Station Project Master Plan has been completed through a design charrette involving unanimous stakeholder consensus.
4. The stakeholders included the majority of property owners within the project area, neighboring property owners to the project area, the City, the County, and Chartwell Capital.
5. The Planning Commission has held a public hearing on multiple recommendations from the North Station Project Master Plan, including removing the large footprint building provision, and amending the regulating plan and related block size, and the Planning Commission after review of the application has unanimously recommended that the City Council approve the requested modifications to Chapter 18 of the Zoning Ordinance.
6. The proposed North Station Development Agreement and Project Master Plan is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district; including a fine grained mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes, enhancing open space and connectivity, providing a live/work/play environment, etc.
7. The proposed North Station Project Master Plan has a good balance of residential and retail that will support the primary office use, which is the overarching intent of the OMU zone.
8. The North Station Project Master Plan proposes a nuanced continuum of development intensity with lower intensity development to the west, higher intensity development in the middle and along major roads, and commercial along the freeway and arterial roads, such as Shepard Lane, Burke Lane, and 1100 West. The continuum of development intensity provides a buffer between existing residential neighborhoods to the west, and places the highest intensity development near the future Shepard Lane interchange and I-15 to the east.

9. The fine-grained mixture of uses proposed in the North Station Project Master Plan creates an office park that is unique to the State of Utah and will create a vibrant employment base for Davis County that fosters a live/work/play environment.
10. The proposed North Station Project Master Plan will help to diversify and balance the City's tax structure through expanding its commercial property tax base, instead of relying too heavily on residential property and commercial sales tax.
11. The proposed North Station Project Master Plan does not grant vesting to any property owners within the project area; rather, it is a guiding document that will inform the development of the mixed-use employment district into the future.

SUMMARY ACTION:

1. Approval of Minutes from August 1, 2017

Brigham Mellor moved, with a second from **John Bilton**, to approve summary action item 1 as contained in the staff report.

The motion was approved unanimously.

DISCUSSION ITEMS:

GOVERNING BODY REPORTS:

City Manager Report

No updates to report.

Mayor Talbot & City Council Reports

Councilmember Doug Anderson

Doug Anderson asked for clarification about the CenterCal presentation. **Dave Millheim** noted that CenterCal is scheduled to present to the Council in the 9/5 work session.

Doug Anderson reminded everyone about the Davis County Fair.

Councilmember Brett Anderson

No updates to report.

Councilmember Brigham Mellor

Brigham Mellor reminded Councilmembers about the upcoming League of Cities and Towns Conference.

Councilmember John Bilton

No updates to report.

Mayor Jim Talbot

No updates to report.

ADJOURNMENT

Motion:

At 8:08 p.m., **Doug Anderson** moved to adjourn the meeting.


Holly Gadd, City Recorder

Posted 09/06/2017